

CITY OF SOMERTON

Planning and Zoning Commission

Work session Minutes

March 27, 2018

Call to Order:

Chairman Flores called the meeting to order at 5:57pm at the Somerton City Hall, Council Chambers, 143 N. State Avenue, Somerton, Arizona.

Roll Call:

Present: Chairman Daniel Flores, Vice-Chairman Ronald Rice, Commissioner Armando Leon, Commissioner Lorena Zendejas, Commissioner Candelario Rangel, and Commissioner Cristobal Garcia.

Absent: Commissioner David Gonzalez

Staff Present

Carmen Juarez - Community Development Director
Hector Tapia - Interim City Manager

ALL ITEMS ARE FOR DISCUSSION ONLY.

1. **Zoning Ordinance Text Amendment Case #PLN18-00003:** Ms. Juarez explained the Commissioners that as a request from local developers, Council had agreed to review the current requirements for open space in new residential subdivisions and that was the purpose of the worksession, to present the P&Z Commissioners the changes to the Zoning Ordinance to be proposed during upcoming public hearings with the P&ZC and City Council.

Ms. Juarez proceeded to explain that the 2010 General Plan Community Goals for parks and open space were established based on the city residents input during the General Plan update process and how the main request was to create these open spaces. Stated that during the Zoning Ordinance update in 2015, that same request from residents for creating more open spaces was considered to arrive to the current percentages required.

Ms. Juarez proceeded to explain each proposed change and the justification for said proposal. After this presentation, the worksession open to comments from the public.

There were several local developers/contractors in attendance to this worksession who also expressed their comments and concerns to the P&ZC

Mr. Vianey Vega – stated he had not realized the impact the current percentage was until his first project came to the table. Said that development is at risk in Somerton. Mr.

Vega asked for a meeting with city staff to go over the proposed changes and get clarification on several items.

Alex Gallardo – stated that as any other person, he needs to watch where the money goes and keep going as long as possible. Listed revenues that came to the city from his past developments. Mr. Gallardo also stated that the current Commercial requirement for open space of 15% seems to high now that we are wanting to bring commercial development to the city.

Ramon Arias – stated that Somerton does not meet the threshold to bring more commercial businesses and high requirements to residential development would only stop the growth needed to bring these businesses.

Thomas Ryan – spoke about Rollow Subdivision and how this 169-lot subdivision was designed and how HAC has been able to keep the property values up by maintaining the subdivision and enforcing their CC&Rs.

Agustin Tumbaga – explained that by going with city of Yuma requirements for retention basins only, creating community parks rather than small pocket pars throughout subdivisions and require a better subdivision designs to place basins in the middle of the subdivision could be a solution. Mr. Tumbaga also stated that commercial and industrial open space required percentages should be reduced to entice businesses coming into Somerton.

Commissioners made several comments and questions to developers and staff.

Adjournment:

Worksession adjourned at 7:48PM.

Daniel Flores
Chairman

4-16-18
Date